

Mr. Todd Tucker  
Town of Frederick, Project Planner  
401 Locust Street  
PO Box 435  
Frederick, CO 80530

December 11, 2008

Dear Mr. Tucker,

Thank you for your feedback from our original letter of intent requesting additional details. This correspondence is intended to address the issues raised in your general comments and provide a response in a format that matches your criteria.

1. Need for proposed rezoning: The Colorado Episcopal Foundation is requesting the proposed re-zoning of the roughly 8 acres of land in the Evezich Subdivision that we purchased in two transactions within the past two years at the northeast corner of First and Johnson in Frederick. I am writing this letter as Chair of the Board of Trustees for the Colorado Episcopal Foundation, a non-profit Colorado organization. CEF's mission is to support the financial health and long-term growth of the 110 Episcopal churches in the Diocese of Colorado. One of our main tasks is to purchase land for future potential new Episcopal Churches throughout Colorado. Frederick was chosen as one of the areas that the Diocese would like to start a new church because of its attractive small-town atmosphere and long-term growth potential as well as a perceived under-representation of churches considering the current and future size of the community. The Foundation typically holds the land until the new church has grown to the point of being financially able and of sufficient size to buy the land from the Foundation at the same price it was purchased for years earlier.

The Diocese of Colorado has granted Frederick Episcopal special congregation status and committed a full-time priest to Frederick Episcopal (Rev. Felicia SmithGraybeal) and a full-time deacon (Rev. Maureen Beaty) effective January 1, 2009. In preparation for this, the Foundation is seeking to re-zone the subject property from R-1 Residential to C-D Downtown Commercial. Under the current R-1 zoning, a church use is a conditional use which requires special approvals from the Town.

Frederick Episcopal's current intention for the existing house at 110 Johnson Street is to remodel the detached garage as a temporary worship space and to use the house for office and meeting space. Once the congregation has grown to a sufficient size, the intention is to build a larger, permanent church facility on the adjacent seven acres that the Foundation already owns as part of the Evezich Subdivision. Therefore, we are proposing re-zoning the entire 8 acres at the present time to ensure the ability to use the entire land for future church use.

Upon approval of the zoning change, the existing garage will be used as a small 1,080 SF interim church worship space facility. Based upon current fire code restrictions in the garage's current condition, there will be a maximum of 52 parishioners at each service or event. There are expected to be a maximum of two worship services each Sunday morning including Holidays. In addition to regular services, there will be about three weekly activities outside of services including such activities as bible study, spiritual formation classes, and adult and children education. These activities would most likely occur during the evening hours.

When the church membership begins to exceed the space capacity, planning will begin for expansion onto the adjacent larger 7-acre parcel with a new church facility to meet the needs of the growing congregation. Although the specific time frame for this is currently unknown, it is anticipated that planning will begin in 3-5 years with church construction taking place in 5-7 years. The timing will depend upon the congregation reaching a critical mass size as well as the strength of the local and national economy. The new church facility is preliminarily estimated to accommodate a total of 300 parishioners at all weekly services and a range of 5-7 weekly activities focused around education, including preschool education, children's education, adult education, job training, and financial education.

Once the new larger church facility is complete, the converted garage worship space would be anticipated for alternative use as a church youth group room, a community meeting room, or some other purpose identified as a benefit to the local community. One of the neighbors expressed concern about opening a homeless shelter in the converted garage; however, that is not our intention.

Since there may be a future potential need to a church-related daycare use or school use as part of the future church building, we would like to ensure that those uses are included as permitted uses under the re-zoning. The current R-1 residential zoning does not allow these potential uses, even as a conditional use.

2. Present and Future impacts on adjacent areas: In terms of adjacent zoning districts, they are all currently R-1 residential zoning district (Town of Frederick) with predominantly single-family housing uses. A church use would provide a community facility within walking distance of these existing homes as well as providing community meeting space if needed to the surrounding neighborhoods. The future design of the larger church will attempt to take into account, and be complementary, to the existing surrounding physical character of the neighborhood.
3. Transportation impact: In terms of transportation impact, First Street (CR 16) is apparently considered a two-lane arterial in the Comprehensive Plan. This road has been improved further with a traffic light at the intersection with CR 13 (Colorado Boulevard). The primary anticipated increase in local traffic would likely be on Sunday mornings and evenings before and after church services. If a daycare or school use were also part of the church use, weekday traffic would increase at drop-off and pick-up times, usually early in the morning and late afternoon. Non-Sunday activities would likely occur in the evenings. In terms of off-street parking for the interim smaller church use in the converted garage, the church is planning on using a portion of the land directly adjacent to the north for 34 parking spaces. This land is also owned by the Colorado Episcopal Foundation (see site map) and there will be a revocable parking agreement recorded to address the use of the off-site parking area. Access to the parking area will be using the two existing curb cuts, one on Johnson Street and one on First Street, with the existing driveway to be used for circulation purposes rather than parking.
4. Availability of Utilities: To the best of our knowledge, there are existing utilities in the three adjacent streets to the parcels (First, Johnson, and Aspen Streets). There is currently an existing sewer line extension into the subject property from Johnson Street. We understand that no building may be constructed over the existing sewer line.
5. Impact on Public Facilities: In terms of impact on public facilities, the proposed church use will have a fire station located within a block to the east on First Street. It would likely only minimally impact the existing Frederick police, water, sanitation, roadways, parks, and schools because of the limited use of the facility by large groups of people except for Sundays. We will address the six contingency issues identified by the Sanitation District.

6. Relationship to Comprehensive Plan: In terms of the Frederick Comprehensive Plan, the proposed church use for the land is consistent with its stated goals. We would consider this to be an infill location and as such, is consistent with the Goal 1.2 of the Plan to "grow in a connected pattern...and encourage infill and development close to the core community." The subject parcel is directly adjacent to the north across First Street of the area designated in the Comprehensive Plan as Downtown Commercial core growth. The proposed church use is also consistent with Goal 2 of the Plan to provide uses that meet cultural and community service needs to create a well-rounded, healthy balance for the Town. One of the main attractions in selecting this parcel is that it was already surrounded primarily by residential development, so that future potential church members could walk to the church rather than driving by necessity. This meets Strategy 2.1.1 of the Plan to make community facilities available within walking distance of neighborhoods.
7. Public Benefits: In summary, the public benefits from the re-zoning will be a church use in an infill location, which we feel will provide a positive addition to the Town of Frederick. It will provide an additional community facility to meet the spiritual needs of the neighborhood and also serve as a community meeting space for local non-profit groups. We are also considering creating a community garden to provide an opportunity for the neighborhood to grow some of their own food and vegetables.

Hopefully this information is helpful to you in your decision-making process:  
Please call me at 303-652-1199 if you have any further questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "John M. Thornbury", with a long, sweeping underline that extends to the right.

John M. Thornbury  
Chair, Colorado Episcopal Foundation